



Arlington Zoning Board of Appeals

Date: Tuesday, March 9, 2021

Time: 7:30 PM

Location: Conducted by remote participation

Additional Details:

Agenda Items

Hearings

1. Docket # 3651: 190-192 Mystic Valley Parkway

Meeting Adjourn



Town of Arlington, Massachusetts

Docket # 3651: 190-192 Mystic Valley Parkway

ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	ZBA_Package_190_- _192_Mystic_Valley_Parkway.pdf	ZBA Package, 190 - 192 Mystic Valley Parkway



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3 A of the Zoning Bylaws that there has been filed by **Nelson Oliviera** of Arlington, Massachusetts on February 6, 2021 a petition seeking permission to alter his property located at **190-192 Mystic Valley Parkway - Block Plan 041.0-0002-0007.0** Said petition would require a Special Permit under **Section 6.1.10 (A) Location of Parking Spaces** of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening March 9, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

DOCKET NO 3651

Zoning Board of Appeals

Christian Klein, RA, Chair

For information contact: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Nelson Olivera
to the Zoning Board of Appeals for the Town of Arlington:
Application for a Special Permit is herewith made, in accordance
with Section 10.11 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described fully in the attached form, Special Permit
Criteria: 6.1.10 (A) Location of Parking Spaces

The Petitioner/Applicant states he/she/they is/are the owner -
occupant of the land in Arlington located at 190 Mystic Valley Pkwy
with respect to such relief is sought; that no unfavorable action
has been taken by the Zoning Board of Appeals or its predecessors
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows: Location of the existing
Structure is close to the rear property
Line, where the existing driveway is
located. A second driveway will allow the
owners of both units sufficient
off street parking. This will reduce vehicular
congestion on the street, especially during
winter storms.

E-Mail Nelsongrapuse@gmail.com Signed John Baranow PM Date: 12/22/20
Telephone 617-590-0068 Address 264 Salem St Medford 02155

Special Permit Criteria- The following standards must be addressed and met for the grant of a Special Permit:

- 1). Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

Section 6.1.10 (A) Location of Parking
Spaces in Residential Districts

- 2). Describe how the requested use is essential or desirable to the public convenience or welfare.

A Second driveway will accomodate families with more than 1 vehicle. Will reduce on street parking, especially during snow storms.

- 3). Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

A Second driveway will reduce vehicular congestion on the street, allowing visitors as well as the owners off street parking

- 4). Describe how the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The Second driveway will be configured so as to direct runoff onto our property by means of swales and plantings

- 5). Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

While providing off street parking to both property owners, the slope of the driveway and adjacent plantings retain all runoff on the property.

- 6). Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The Second driveway, if allowed, will fit into the surrounding landscaping unobtrusively. Also the property directly opposite us on Park St. also has 2 driveways.

7). Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The additional off street parking will be a plus to the neighborhood as it will reduce on street parking.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For application to The Zoning Board of Appeals

1. Property Location: 190 Nasco Valley Rd Zoning District: R-2
2. Present Use/Occupancy: 2 Family No. of dwelling units (if residential) _____
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Section 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 3378
4. Proposed Use/Occupancy: R-2 No. of dwelling units (if residential) 2
5. Proposed Gross Floor Area (see definition of Gross Floor Area (GFA) in Section 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 4643

6. Lot size (sq. ft.)
7. Frontage (ft.)
8. Floor area ratio
9. Lot Coverage (%)
10. Lot Area per Dwelling Unit (sq. ft.)
11. Front Yard Depth (ft.)
12. Left Side Yard Depth (ft.)
13. Right Side Yard Depth (ft.)
14. Rear Side Yard Depth (ft.)
15. Height (stories)
16. Height (ft.)
17. Landscaped Open Space (% of GFA)
Sq. ft. 1000
18. Usable Open Space (% of GFA)
Sq. ft. _____
19. Parking Spaces (number)
20. Parking area setbacks
21. Loading Spaces (if applicable)
22. Type of construction

Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6985	6985	min. 6000
114	114	min. 60
NA	NA	max. NA
20.6%	20.6%	max. 35%
NA	NA	min. NA
22'	22'	min. 20'
15'	15'	min. 10'
NA	NA	min. NA
15'	15'	min. 10'
2.5	2.5	max. 2.5
34.2	34.2	max. 35
1000	1000	min. 10%
1000	0	min. 30%
1	2	min. 2
NA	NA	min.
		min.
5	5	

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address 190 Mystic Valley Pkwy Zoning District R-2

OPEN SPACE

	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>6985</u>	<u>6985</u>
Open Space (Usable)*	<u>3968</u>	<u>3232</u>
Open Space (Landscaped)	<u>2580</u>	<u>2580</u>

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)

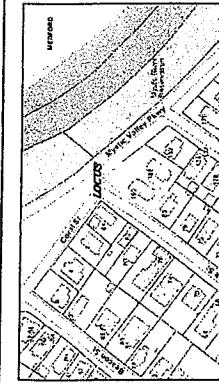
Accessory building	<u>N/A</u>	<u>N/A</u>
Basement or cellar (>5' excluding mechanical area)	<u>1016</u>	<u>1276</u>
1 st Floor	<u>1016</u>	<u>1335</u>
2 nd Floor	<u>1016</u>	<u>1381</u>
3 rd Floor	<u>0</u>	<u>-</u>
4 th Floor	<u>0</u>	<u>-</u>
5 th Floor	<u>0</u>	<u>-</u>
Attic (>7'3" in height, excluding elevator, mechanical)	<u>330</u>	<u>651</u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u>N/A</u>	<u>-</u>
All weather habitable porches and balconies	<u>0</u>	<u>-</u>
Total Gross Floor Area (GFA)	<u>3378</u>	<u>4643</u>

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>1469 - 30%</u>
Proposed Landscaped Open Space Percent of GFA	<u>490 - 10%</u>

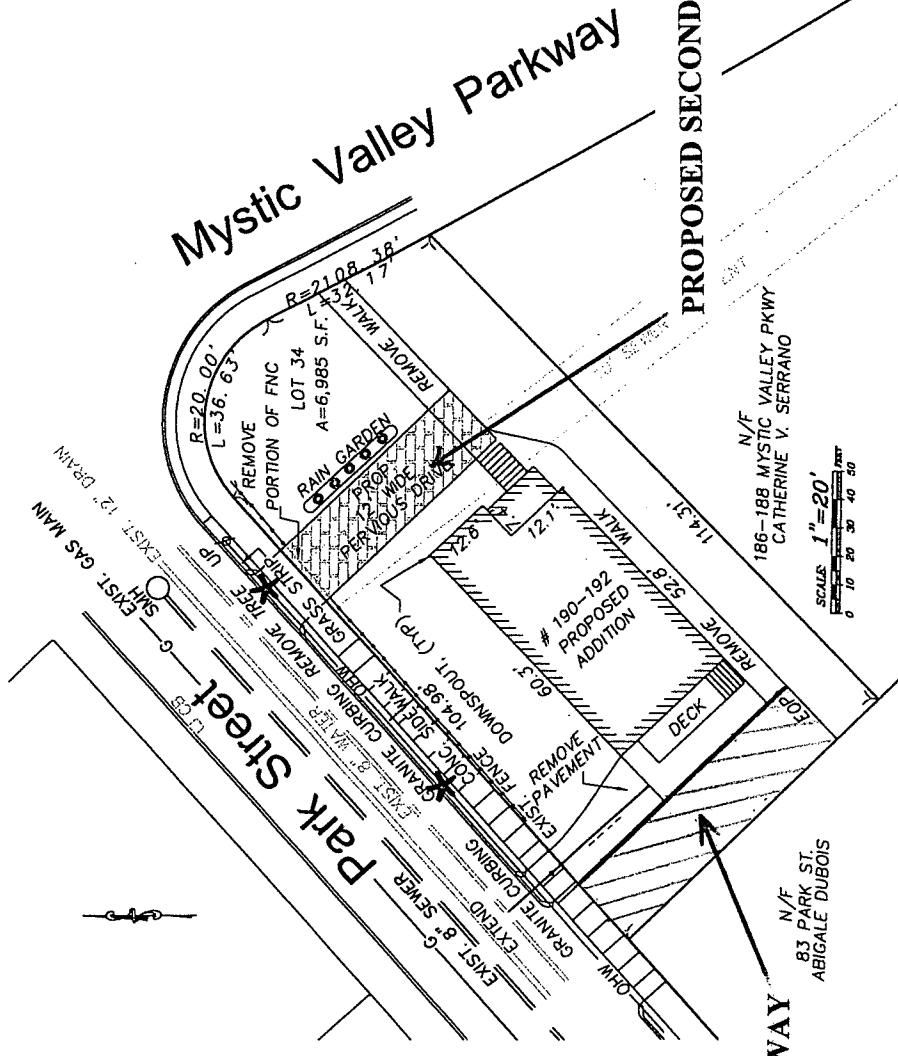
This worksheet applies to plans dated 8/4/2020 designed by Nelson Group

Reviewed by Inspectional Services _____ Date: _____



LOCUS PLAN NOT TO SCALE

THIS INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A SURVEY OR DRAWING. IT IS THE PROPERTY OF THE CONTRACTOR AND IS THE PROPERTY OF THE CONTRACTOR. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ORIGINAL PURPOSE FOR WHICH IT WAS PROVIDED. IT IS THE PROPERTY OF THE CONTRACTOR AND IS THE PROPERTY OF THE CONTRACTOR. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ORIGINAL PURPOSE FOR WHICH IT WAS PROVIDED.



SITE PLAN
190 MYSTIC VALLEY PARKWAY
ARLINGTON, MA
MIDDLESEX COUNTY
FOR
THE NELSON GROUP
264 SALEM ST.
MEDFORD, MA 02155

JANUARY 13, 2020
SHEET 1 OF 2

PREPARED BY:
Anthony A. Esposito
Professional Engineer
SOUTH MEADOW VILLAGE
Unit 56-7
CARVER, MA 02530
508-368-4763
Esposito@Probox.com

DAMAGED SIDEWALK, GRASS STRIP AND CURBING
TO BE REPAVED IN ACCORDANCE WITH
TOWN OF ARLINGTON SPECIFICATIONS
PARK ST. AND MASSDOT STANDARDS ON
MYSTIC VALLEY PARKWAY.

N/F OWNER
TRISTEN M. SIMON
190 MYSTIC VALLEY PARKWAY
ARLINGTON, MA 02474

SITE PLAN
190 MYSTIC VALLEY PARKWAY
ARLINGTON, MA
MIDDLESEX COUNTY
FOR
THE NELSON GROUP
264 SALEM ST.
MEDFORD, MA 02155

IMPERVIOUS COVER CALCULATIONS

PROPOSED IMPERVIOUS ADDED
270 SF

EXISTING IMPERVIOUS TO BE REMOVED
700 SF

NET IMPERVIOUS DECREASE
430 SF

THIS SITE IS NOT LOCATED IN A DEP
CROWNDRAKE OR SURFACE WATER PROTECTION DISTRICT.
THIS SITE IS NOT LOCATED IN A FLOOD ZONE "X" AND
IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN
ON THIS MAP, 2010-2011 DATED JUNE 4, 2010.
THIS SITE IS NOT LOCATED WITHIN 100 FT OF A RETAINING WALL
OR 200 FT OF A PERIODIC STREAM.
REFERS TO THE ARCHITECTURAL PLANS FOR BUILDING CONSTRUCTION
AND BUILDING PERMIT ISSUED 12/14/2019.
NEW EDWARD J. FARREL, LAND SURVEYOR FOR BOUNDARY
AND BUILDING SURVEYS